

Prepared By:
Block & Scarpa
601 21st Street, Suite 401
Vero Beach, FL 32960

Tax Parcel ID Number: 33-39-25-00005-0013-00003.0

QUITCLAIM DEED

THIS QUIT CLAIM DEED, dated as of December 6, 2022, by **Alison B. Gillen, a single woman**, having a mailing address of 341 12th Street, SW, Vero Beach, Florida 32962 (hereinafter "Grantor"), to **Alison B. Gillen, as Trustee of the Alison B. Gillen Revocable Trust**, a revocable trust formed under the laws of the State of Florida, under agreement dated December 6, 2022, and having a mailing address of 341 12th Street, SW, Vero Beach, Florida 32962 (hereinafter "Grantee").

WITNESSETH, that the Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, convey, transfer, bargain, sell and remise, release and quitclaim unto the Grantee, and the successors and assigns of the Grantee forever,

ALL the right, title, interest, and claim which the Grantor has in and to the following described parcel of land, located in Indian River County, Florida, to wit:

Lot 3, Block M, UNIT NO. 4, DIXIE HEIGHTS, according to the Plat thereof, recorded in Plat Book 4, page 91, Public Records of Indian River County, Florida.

TO HAVE AND TO HOLD the same in fee simple forever;

TOGETHER with all rights, titles and interests, if any, of the Grantor in and to any roads, easements, streets and rights-of-way within, adjoining, adjacent, abutting or contiguous to the above described premises, and all condemnation awards, reservations, and remainders, and together with each and every right, privilege, hereditament, and appurtenance in anywise incident or appertaining to the above described premises.

The conveyance made hereby are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Indian River County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Full power and authority are conferred upon Grantee, as trustee(s), to protect, conserve, sell, convey, lease, grant, and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee(s) of the **Alison B. Gillen Revocable Trust** dated December 6, 2022 (the "Trust") full rights of ownership as authorized by § 689.073, Fla. Stat.

Further, the terms of the Trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and this deed will be recorded in compliance with § 196.031(1), Fla. Stat., thereby entitling any real property transferred to the Trust to homestead exemption status if all of such requirements are met.

Specifically, the terms of the Trust provide the Grantor with the right to reside at the property for the Grantor's lifetime and to continue to claim the property as the Grantor's primary residence and preserve in the Grantor the requisite beneficial interest and present possessory right of possession in and to such real property to comply with § 196.031, Fla. Stat., so that such possessory right constitutes, in all respects, equitable title to real estate as that phrase is used in § 6, Article 7 of the Constitution of the State of Florida.

Taxes for the current year have not been prorated and are assumed by Grantee.

IN WITNESS WHEREOF, the Grantor has duly executed this Quitclaim Deed on the date and year first above written.

Signed, Sealed and Delivered
in presence of

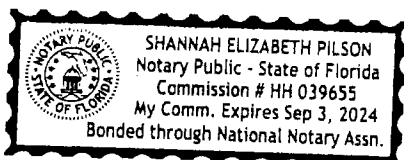
Curran Flynn
Print: Curran Flynn

Alison B. Gillen
Alison B. Gillen

Gina Sorden
Print: Gina Sorden

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 6 day of December, 2022, by **Alison B. Gillen**, Grantor, who is personally known to me or have produced a Florida Driver's License as identification.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on December 6, 2022



[Signature]
NOTARY PUBLIC
My Commission Expires: